



Woodlands Park Drive, Blaydon, Tyne And Wear, NE21 5PQ

BEAUTIFULLY PRESENTED Living Local is delighted to welcome to the sale market this immaculate three bedroom detached family home! In brief this lovely property features a spacious open plan living space with patio access balcony overlooking the front street, kitchen and signature white suite bathroom and three good sized bedrooms with built in storage. There is an attached garage with power and plumbing, accessed via the front porch, boasting downstairs W/C and additional storage. This is a home that needs to simply be viewed to be appreciated! Awaiting EPC.



Spacious Detached Bungalow

Three Bedrooms

Open Plan Living Space

Garage With Power

Balcony

Awaiting EPC

£375,000

Lounge 19' 11" x 14' 2" (6.07m x 4.33m) **Max**

Open plan lounge and dining area leading out onto the lovely balcony overlooking the front garden area.

Dining Area 12' 8" x 11' 11" (3.86m x 3.64m)

Open plan dining area and lounge with a pleasant outlook into the rear garden.

Kitchen 12' 11" x 12' 8" (3.94m x 3.86m)

Features a range of wall and base units for storage. Integrated oven/hob/grill/microwave and fridge freezer.

**Bathroom** 12' 6" x 6' 11" (3.82m x 2.10m)

Features a lovely white bathroom boasting free standing modern bath, separate shower, W/C and wash basin.

Bedroom 1 12' 4" x 11' 10" (3.77m x 3.61m) **Max**

Features mirrored wardrobes for storage.

Bedroom 2 12' 0" x 9' 0" (3.66m x 2.75m) **Max**

Features fitted wardrobes for storage.

Bedroom 3 11' 9" x 8' 7" (3.59m x 2.61m) **Max****Garage** 19' 11" x 16' 0" (6.08m x 4.87m) **Max**

Features a base level W/C, storage space running under the property. Power and plumbing for white goods and electrical car charging.

Please note this property currently utilises a ducted air heating system. There are two boilers in the garage one serving the hot water production and the other the ducted air heating. The vendor has advised this was in prior to purchase and has been serviced yearly.

Externally

Attached garage with integral access from the front porch. Driveway and lawned gardens to the front and sides. A well manicured tiered garden to the rear, the top level boasting lovely views towards Newcastle and surrounding areas.

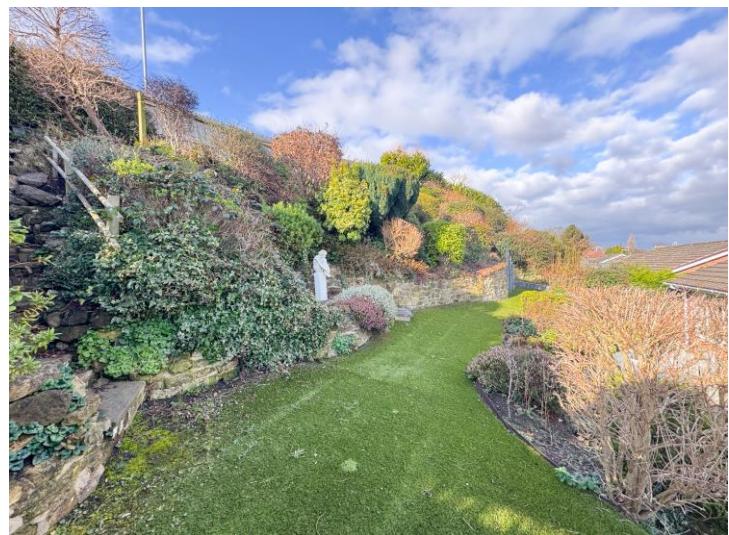
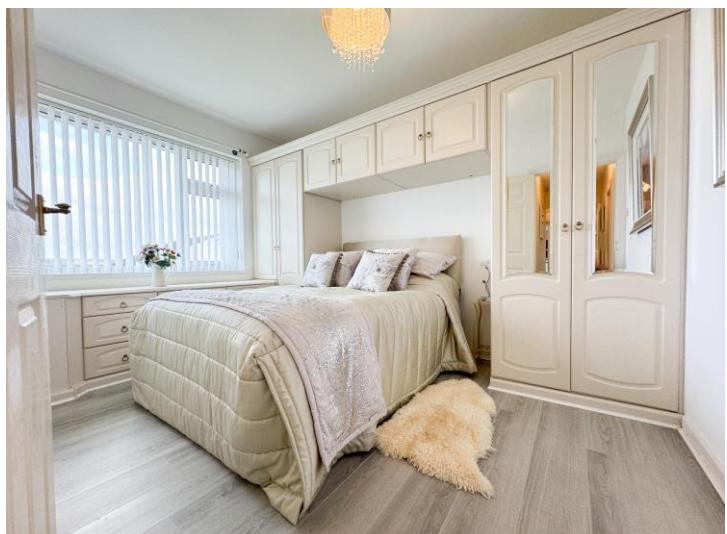
**Additional Information**

Awaiting EPC. Council tax band: E We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

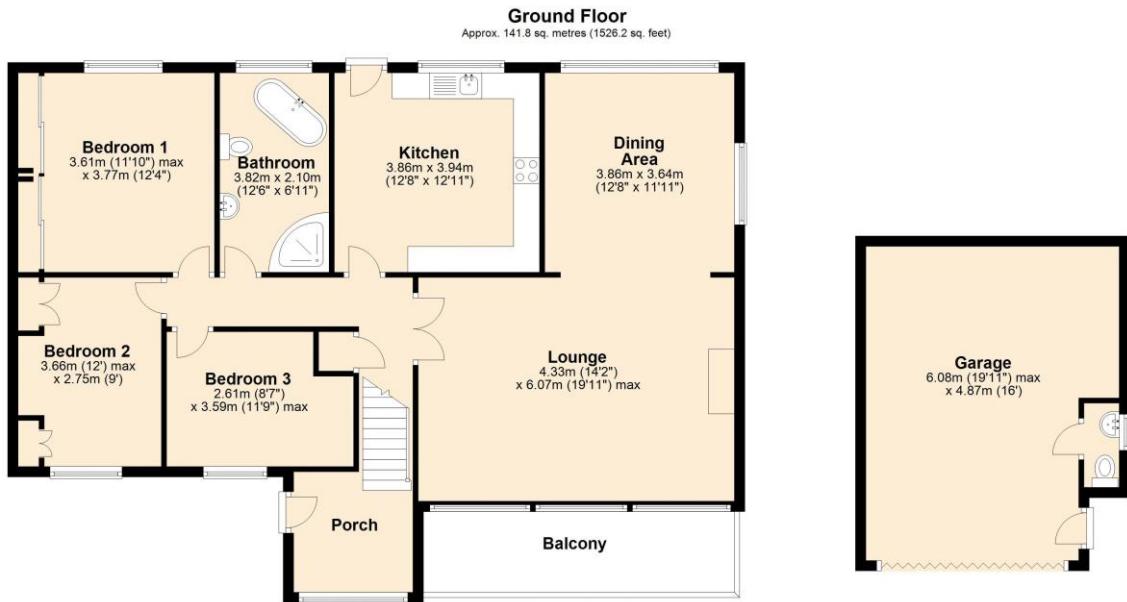
Important Note To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





Floorplan



Total area: approx. 141.8 sq. metres (1526.2 sq. feet)

EPC Graph (full EPC available on request)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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